

City of Crossville

392 N. Main
Crossville, TN 38555



Minutes

Thursday, August 18, 2022

12:00 PM

City Hall

Planning Commission

Regular Meeting

The Crossville Regional Planning Commission met on Thursday, August 18, 2022 at Crossville City Hall for its monthly meeting. Vice-Chairman Kevin Poore was present and presiding. He called the meeting to order at 12:01 p.m.

Call to Order

- Present** 6 - Vice Chair Kevin Poore, Gordon Atchley, Council Member Rob Harrison, Greg Tabor, Mayor James Mayberry, and Landon Headrick
- Absent** 1 - Chairman Mike Moser

Others present were Kevin Dean, Baylee Rhea, T.C. Miller, Ryan Williams, and John Krismanits.

Agenda Items

1. Homestead Farm Revision Lots 2, 3, and 61780

The property owner is proposing a lot line shift for lots 2 and 3 to the edge of the creek. This would be reducing the size of lot 61780. A road and all utilities are existing. This is a "small" subdivision and therefore requires Planning Commission review and approval.

A motion was made by Council Member Rob Harrison, seconded by Gordon Atchley, to approve the lot line shift. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

2. Patel Thompson Lane Subdivision - Small Final with ROW Variance

The developer is proposing a 5 lot subdivision along Thompson Lane to the intersection with Stanley Street. All utilities and roads are existing. All five lots are covered by existing fire hydrants. The developer is also requesting a variance from the required dedication of ROW along Thompson Lane. The current ROW is 30 feet instead of the minimum 50 feet as required in the Subdivision Regulations. Staff recommends approval of the subdivision with a ROW variance.

A motion was made by Councilmember Rob Harrison, seconded by Greg Tabor, to approve the subdivision with a variance.

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

3. Cook Road Mobile Home Maximum Age Variance.

The owner of the property located at 627 Cook Road is wanting to install a manufactured home on the lot. The manufactured home was constructed in 1997. Per the City of Crossville’s Mobile Home Ordinance 14-402(A)(1), which states “The mobile home is new or no more than 20 years old,”. The property owner is requesting a variance from the maximum age limit. There is also a permanent structure on the property but a demolition permit has been obtained to demolish this structure. Since this is a variance request to an ordinance, only the City Council may grant or deny it. The Planning Commission acts in an advisory role to the Council.

A motion was made by Greg Tabor, seconded by Gordon Atchley, to approve the variance and send to Council for final variance approval.

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

4. Eye Centers of Tennessee Setback Variance from Iris Lane

Eye Centers of Tennessee is proposing an expansion to their existing facility. The proposed expansion will be on the side fronting Iris Lane. The new portion needs to be on the side of the building to line up with the existing exam rooms. Eye Centers of Tennessee is requesting a variance of 20 feet from the existing 30 foot setback, to leave a 10 foot setback along Iris Lane, in the area of the proposed building.

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the setback variance. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

5. Site Plan for Strawberry Ridge (formally First Street Estates)

The Planning Commission approved a site plan for First Street Estates. Since then, the developer began work on the private road/driveway. Once work began, they discovered they needed to move the proposed road/driveway due to topography. Once the new roadway was laid out, they had room to add an additional structure. First Street Estates was also approved as a duplex development. This revision shows the structures to be single family. The developer is requesting approval of the new site plan.

A motion was made by Council Member Rob Harrison, seconded by Mayor James Mayberry, to approve the site plan. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

6. Site Plan - Eye Centers of Tennessee Expansion

Eye Centers of Tennessee is proposing an expansion of their existing facility located on the corner of Genesis Road and Iris Lane. The proposed expansion will be located on the Iris Lane side of the building. There was an existing 30-foot setback along Iris

Lane, that the property owners have requested a variance for from the Planning Commission to reduce the setback to 10 feet. Also noted in the variance request, there is an existing 6-inch line that would be impacted by the expansion.

A motion was made by Council Member Rob Harrison, seconded by Gordon Atchley, to approve the site plan subject to the waterline being relocated. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

7. Site Plan - Parachute Blood Plasma Center

The developer is proposing the construction of a Parachute Blood Plasma Center just north of Lowe's on Hwy 127 North. Water and sewer are both available to the site. Staff is unsure if a TDOT Driveway permit has been obtained, but the developer and their Engineers have been informed that one is needed and Staff believes the developer is in process of obtaining one.

A motion was made by Council Member Rob Harrison, seconded by Greg Tabor, to approve the site plan. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

8. Site Plan - Good Samaritans Annex and Expansions

Good Samaritans located on Tenth Street is proposing an annex structure as well as two expansions on their existing building. The proposed annex is located on the School Street side of their property. The City has an existing low pressure service line that will be affected by the proposed annex structure. Good Samaritans has agreed to relocate the service line to an existing line along Tenth Street, as shown on the site plan. Upon further review of the Good Samaritans' site plan for their proposed annex structure, it was discovered, that their proposed driveway culverts were outside the specifications of the city, City ordinance, 16-205(C)(2) "...culverts for commercial properties must conform to the size and specifications of the city." The Street Department has been using the residential maximum of 40 feet in length, as stated in 16-205(C)(1) for commercial culverts, but allowing them to go longer, with the addition of a catch basin/cleanout. The reasoning behind the length maximum is for cleaning out a culvert should it become stopped up. With the review of the Good Samaritans' site plan for their annex, the School Street driveway culvert proposed is approximately 115 feet in length. After looking at the amount of water, depth of the ditch, and other factors, City Engineering staff and the Street Department agreed to allow a single cleanout/catch basin near the center of the culvert. It will be located in the "island" between the two driveways. After doing the same analysis for the culvert along Tenth Street, which is approximately 72 feet long, no catch basin or cleanout was needed. Good Samaritans is also required to install a detention pond for storm water. In addition to the annex structure, they have long term plans for two expansions on their existing building.

A motion was made by Council Member Rob Harrison, seconded by Gordon Atchley, to approve the site plan. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

9. Staff Reports & Other Business

In House Plats (In Progress)

- o *Proffitt Cook Road division, a simple two lot subdivision along Cook Road.*

· *In House Plats (Completed)*

- o *Findley Fourth Street combination, recorded as Plat Book 12 page 453*
- o *Glad Acres 2 lot, recorded as Plat Book 12 page 454*
- o *The Gardens Replat Lots 1 and 4 Phase IV, recorded as Deed Book 1650 page 2284*
- o *Wibel Industrial Blvd Division, recorded as Plat Book 12 page 461*
- o *Earl Pelfrey combo, recorded as Plat Book 12 page 460*

· *Regular Plats (In Progress)*

- o *Crossroads Ivey Property, a proposed 15 lot subdivision along Crossroads Drive.*

· *Regular Plats (Completed)*

- o *Well Road Division, recorded as Deed Book 1650 page 2283*
- o *Bilbrey Street Church of Christ, recorded as Plat Book 12 page 456*
- o *Witt Division, recorded as Plat Book 12 page 450*
- o *Homestead Place Condos 2 Lot, recorded as Plat Book 12 page 455*
- o *Homestead Place Condos 5 Lot, recorded as Plat Book 12 page 451*

· *Other*

- o *None*

Monthly Planning Report: July 1, 2022 to Aug 12, 2022

- *Planning Items reviewed: 24*
- *Number of Preliminary Lots: 15*
- *Number of Final Lots: 28*
- *Number of New Lots Created: 9*
- *Fees Collected: \$1,750.00*
- *Acres Subdivided: 35.667*
- *New Roads: 0 feet*
- *New Water Lines: 0 feet*
- *New Sewer Lines: 0 feet*

A motion was made by Greg Tabor, seconded by Mayor James Mayberry, to approve Staff Reports. The motion carried by the following vote:

Aye: 6 - Vice Chair Poore, Atchley, Council Member Harrison, Tabor, Mayor Mayberry and Headrick

Absent: 1 - Chairman Moser

Adjournment

A motion was made by Council Member Rob Harrison, seconded by Gordon Atchley, to adjourn the meeting at 12:21 p.m. The motion carried with a unanimous vote.